

Blitman Saratoga, LLC

General Ledger

As of December 31, 2023

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02/08/24

Accrual Basis

Type	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
Ballston Spa Checking-Old									0.00
Total Ballston Spa Checking-Old									0.00
Ballston Spa Checking 5549									825.89
Deposit	02/08/2023	DEP		Unknown Payee	Deposit	M&T Checking 3440		825.89	0.00
Total Ballston Spa Checking 5549							0.00	825.89	0.00
M&T Checking 3440									4,123.22
Check	01/09/2023	DM		Allerdice Hardware		Site Costs Expense		10.86	4,112.36
Check	01/10/2023	DM		M&T Bank		Bank Service Charges		38.17	4,074.19
Check	01/13/2023	DM		Staples		Office Supplies		42.10	4,032.09
Check	01/26/2023	DM		Pizza Time Ballston Spa		Meals and Entertainment		66.18	3,965.91
Check	02/03/2023	1669		Brian White		57 Jane Street		100.00	3,865.91
Deposit	02/06/2023	DEP		Mazzata & Vaganelis P.C.	sale of 57 Jane St	Sales-Basic	106,523.04		110,388.95
Check	02/06/2023	DM		USPS		Postage		177.00	110,211.95
Check	02/07/2023	1670		Bredefeld & Associates		-SPLIT-		5,000.00	105,211.95
Deposit	02/08/2023	DEP		Unknown Payee	Deposit	Ballston Spa Checking 5549	825.89		106,037.84
Check	02/08/2023	DM		M&T Bank		Bank Service Charges		39.93	105,997.91
Check	02/08/2023	1671		TPK Development		Accrued Expenses-New		6,850.00	99,147.91
Check	02/08/2023	1672		TPK Development		Accrued Expenses-New		13,700.00	85,447.91
Check	02/08/2023	1673		Sunshine Landscaping		Accrued Expenses-New		1,900.00	83,547.91
Check	02/08/2023	1674		Sunshine Landscaping	butterfly fence grading	Accrued Expenses-New		950.00	82,597.91
Check	02/09/2023	DM		Stepen M and Susan Dorsay		Purchasers Deposits-Base ...		30,000.00	52,597.91
Check	02/09/2023	1676		Tick & Co Inc.		Insurance Expense		3,862.00	48,735.91
Check	02/09/2023	1675		Tick & Co Inc.		Insurance Expense		14,674.12	34,061.79
Check	02/20/2023	1677		Daigle Cleaning		-SPLIT-		1,370.00	32,691.79
Check	03/01/2023	DM		NYS PIT Tax Pmt		State Income Tax		500.00	32,191.79
Check	03/07/2023	DM		ActionSeptic		Miscellaneous Allocable Ex...		428.00	31,763.79
Check	03/07/2023	1678		TPK Development		Accrued Expenses-New		13,700.00	18,063.79
Check	03/08/2023	DM		M&T Bank		Bank Service Charges		45.67	18,018.12
Check	03/10/2023	DM		National Grid		Accrued Expenses-New		421.51	17,596.61
Check	03/10/2023	DM		National Grid		Accrued Expenses-New		604.18	16,992.43
Check	03/10/2023	DM		National Grid		Accrued Expenses-New		656.14	16,336.29
Check	03/27/2023	DM		Twin Bridges Waste		Accrued Expenses-New		1,083.60	15,252.69
Check	04/01/2023	1682		Commissions of Finance	LOC	Bankruptcy Fees		400.00	14,852.69
Check	04/01/2023	1683		Commissions of Finance	LOC	Bankruptcy Fees		400.00	14,452.69
Check	04/01/2023	1684		Commissions of Finance	LOC	Bankruptcy Fees		400.00	14,052.69
Check	04/01/2023	1685		Commissions of Finance	LOC	Bankruptcy Fees		400.00	13,652.69
Check	04/02/2023	1686		TPK Development	Dec partial	Accrued Expenses-New		6,850.00	6,802.69
Check	04/10/2023	DM		M&T Bank		Bank Service Charges		43.90	6,758.79
Check	04/10/2023	1687		TPK Development	Dec partial	Accrued Expenses-New		5,000.00	1,758.79
Check	05/01/2023	DM		FedEx		Postage		21.84	1,736.95
Check	05/02/2023	DM		In Divers Enterprises		Office Supplies		481.50	1,255.45
Check	05/08/2023	DM		M&T Bank		Bank Service Charges		41.44	1,214.01
Check	05/17/2023	DM		Pizza Time Ballston Spa		Meals and Entertainment		73.22	1,140.79
Check	05/19/2023	DM		FedEx		Postage		31.57	1,109.22
Check	05/19/2023	DM		Stewarts		Meals and Entertainment		78.00	1,031.22
Check	05/25/2023	DM		Allerdice Hardware		Office Supplies		33.15	998.07
Check	06/01/2023	DM		cumberland farms		Meals and Entertainment		82.51	915.56
Check	06/05/2023	DM		Staples		Office Supplies		1.20	914.36
Check	06/05/2023	DM		Staples		Office Supplies		2.40	911.96
Check	06/08/2023	DM		M&T Bank		Bank Service Charges		39.98	871.98
Check	06/22/2023	DM		sunoco		Auto and Truck Expenses		75.00	796.98
Check	06/22/2023	DM		lpark		Auto and Truck Expenses		72.00	724.98
Check	06/23/2023	1661		Genetre Computers		Office Supplies		550.80	174.18
Check	06/26/2023	DM		Stewarts		Meals and Entertainment		90.75	83.43

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Type	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
Check	06/29/2023	DM		Lake George Old Log		Meals and Entertainment		48.39	35.04
Deposit	07/28/2023	DEP		Saratoga Funding LLC	Deposit	Due to Saratoga Funding	22,877.80		22,912.84
Check	08/01/2023	1662		Tick & Co Inc.	7/23-12/23	Insurance Expense		22,877.80	35.04
Check	08/08/2023	DM		M&T Bank		Bank Service Charges		57.95	-22.91
Deposit	08/10/2023	DEP		Misc Cash Deposit	misc deposit to cover negative account	Office Supplies	50.00		27.09
Deposit	12/04/2023	DEP		Goren Brothers LP	Deposit	Due to GB LP- Exit Financing	300,000.00		300,027.09
Check	12/06/2023	1688		TPK Development		Management Fees		68,500.00	231,527.09
Check	12/08/2023	DM		USPS		Postage		79.70	231,447.39
Check	12/08/2023	DM		M&T Bank		Bank Service Charges		40.00	231,407.39
Check	12/14/2023	DM		Twin Bridges Waste		Accrued Expenses-New		1,083.60	230,323.79
Check	12/15/2023	1689		Bredefeld & Associates		Professional Fees		13,750.00	216,573.79
Check	12/18/2023	DM		Twin Bridges Waste		Miscellaneous Allocable Ex...		647.35	215,926.44
Check	12/22/2023	1690		Unknown Payee		Accrued Expenses-New		1,850.00	214,076.44
Check	12/26/2023	DM		Cardonas Market		Meals and Entertainment		61.74	214,014.70
Check	12/26/2023	DM		Cranesville Block Co.		6 Katie Lane		1,668.65	212,346.05
Check	12/29/2023	DM		Madsen Overhead Doors		-SPLIT-		1,525.00	210,821.05
Total M&T Checking 3440							430,276.73	223,578.90	210,821.05
Accounts Receivable									0.00
Total Accounts Receivable									0.00
Construction in Progress									0.00
Total Construction in Progress									0.00
Due from Checking									0.00
Total Due from Checking									0.00
Due from Escrow A/C									0.00
Total Due from Escrow A/C									0.00
Infrastructure Escrow									0.00
General Journal	02/03/2023	34	*		Sale of 57 Jane	Selling Expenses	375,000.00		375,000.00
General Journal	03/04/2023	37	*		to record expenses paid by infrastructure escro...	Hard Site and Gen Cond		41,779.95	333,220.05
General Journal	05/01/2023	39	*		ML Site Development	Hard Site and Gen Cond		60,223.58	272,996.47
General Journal	06/14/2023	40	*		\$375K infrastructure release payments	Hard Site and Gen Cond		12,308.44	260,688.03
General Journal	08/02/2023	42	*		Boswell Engineering survey costs	Hard Site and Gen Cond		175,075.00	85,613.03
General Journal	09/08/2023	43	*		Boswell Engineering survey monuments	Hard Site and Gen Cond		22,522.50	63,090.53
General Journal	10/31/2023	44	*		ML Site Development June costs not on any lett...	Hard Site and Gen Cond		32,291.49	30,799.04
General Journal	10/31/2023	45	*		Oct costs Sunshine Landscaping	Hard Site and Gen Cond		7,176.16	23,622.88
General Journal	12/31/2023	60	*		to adjust to ledger and TK schedule	Infrastructure Escrow	1,769.89		25,392.77
Total Infrastructure Escrow							376,769.89	351,377.12	25,392.77
Mechanics Lien Escrow									0.00
General Journal	02/03/2023	34	*		Sale of 57 Jane	Selling Expenses	1,375.00		1,375.00
General Journal	12/31/2023	52	*		to adjust 47 Jane Mechanics lien to actual per s...	Selling Expenses	6,950.50		8,325.50
Total Mechanics Lien Escrow							8,325.50	0.00	8,325.50
Preconfirmation Escrow									600,000.00
Total Preconfirmation Escrow									600,000.00
Range Hood Escrow 57 Jane									0.00
General Journal	02/03/2023	34	*		Sale of 57 Jane	Selling Expenses	1,200.00		1,200.00
General Journal	12/31/2023	51	*		to record release of appliance escrow 57 Jane	Other Construction Costs		1,200.00	0.00
Total Range Hood Escrow 57 Jane							1,200.00	1,200.00	0.00

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Type	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
Retainage Receivable									0.00
Total Retainage Receivable									0.00
Selling Commissions - Escrow									48,150.00
General Journal	02/03/2023	34	*		Sale of 57 Jane	Selling Expenses	21,900.00		70,050.00
General Journal	06/14/2023	41	*		to record payments made to commissions per T...	Commissions Paid		43,800.00	26,250.00
General Journal	10/31/2023	46	*		to record as paid out to client per T.D. - note Ju...	Commissions Paid		26,250.00	0.00
Total Selling Commissions - Escrow							21,900.00	70,050.00	0.00
Accumulated Depreciation									0.00
Total Accumulated Depreciation									0.00
Furniture and Equipment									0.00
Total Furniture and Equipment									0.00
Deferred Construction Costs									1,348,022.99
11 Jane Street									5,596.40
Total 11 Jane Street									5,596.40
4 Pamela Model Home									0.00
Total 4 Pamela Model Home									0.00
47 Jane Street									1,164.31
General Journal	12/31/2023	47	*		to reverse prior year accruals to actual	Accrued Expenses-New		428.00	736.31
General Journal	12/31/2023	58	*		to reclass deferred expenses for sold houses to ...	Deferred Construction Costs		736.31	0.00
Total 47 Jane Street							0.00	1,164.31	0.00
49 Jane Street									2,288.56
General Journal	12/31/2023	58	*		to reclass deferred expenses for sold houses to ...	Deferred Construction Costs		2,288.56	0.00
Total 49 Jane Street							0.00	2,288.56	0.00
57 Jane Street									205,875.29
Check	02/03/2023	1669		Brian White		M&T Checking 3440	100.00		205,975.29
Check	02/20/2023	1677		Daigle Cleaning		M&T Checking 3440	450.00		206,425.29
General Journal	02/28/2023	36	*		57 Jane deferred cost allocations	Deferred Costs-Sales		206,425.29	0.00
General Journal	12/31/2023	47	*		to reverse prior year accruals to actual	Accrued Expenses-New		1,500.00	-1,500.00
General Journal	12/31/2023	50	*		to adjust sale expenses to actual	Deferred Costs-Sales	1,500.00		0.00
Total 57 Jane Street							2,050.00	207,925.29	0.00
59 Jane Street									12,609.67
General Journal	12/31/2023	58	*		to reclass deferred expenses for sold houses to ...	Deferred Construction Costs		12,609.67	0.00
Total 59 Jane Street							0.00	12,609.67	0.00
6 Katie Lane									181,934.06
Check	12/26/2023	DM		Cranesville Block Co.		M&T Checking 3440	1,668.65		183,602.71
Check	12/29/2023	DM		Madsen Overhead Doors		M&T Checking 3440	762.50		184,365.21
General Journal	12/31/2023	47	*		to reverse prior year accruals to actual	Accrued Expenses-New		500.00	183,865.21
Total 6 Katie Lane							2,431.15	500.00	183,865.21
8 Katie Lane									119,100.37
General Journal	12/31/2023	47	*		to reverse prior year accruals to actual	Accrued Expenses-New		1,000.00	118,100.37
Total 8 Katie Lane							0.00	1,000.00	118,100.37

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Type	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
9 Jane Street									187,352.02
Check	12/29/2023	DM		Madsen Overhead Doors		M&T Checking 3440	762.50		188,114.52
General Journal	12/31/2023	47	*		to reverse prior year accruals to actual	Accrued Expenses-New		500.00	187,614.52
Total 9 Jane Street							762.50	500.00	187,614.52
Deferred Construction Costs - Other									632,102.31
General Journal	02/28/2023	36	*		57 Jane deferred cost allocations	Deferred Costs-Sales		35,116.80	596,985.51
General Journal	12/31/2023	47	*		to reverse prior year accruals to actual	Accrued Expenses-New		1,456.58	595,528.93
General Journal	12/31/2023	58	*		to reclass deferred expenses for sold houses to ...	-SPLIT-	15,634.54		611,163.47
General Journal	12/31/2023	59	*		to reverse prior accountant accrued expenses	Accrued Expenses		178,858.73	432,304.74
General Journal	12/31/2023	61	*		to capitalize expenses to property costs	-SPLIT-	164,651.36		596,956.10
General Journal	12/31/2023	54	*		to accrue unpaid mgmt fees and january 2024 6...	Management Fees	291,888.16		888,844.26
Total Deferred Construction Costs - Other							472,174.06	215,432.11	888,844.26
Total Deferred Construction Costs							477,417.71	441,419.94	1,384,020.76
Escrow-Attorney Account									134,500.00
General Journal	02/03/2023	34	*		Sale of 57 Jane	Selling Expenses	108.40		134,608.40
General Journal	02/03/2023	34	*		Sale of 57 Jane	Selling Expenses		43,908.40	90,700.00
General Journal	02/09/2023	35	*		to record payback of Dorsay deposits 8 Katie	Purchasers Deposits-Base ...		59,600.00	31,100.00
Total Escrow-Attorney Account							108.40	103,508.40	31,100.00
Funds Held by Homestead									17,400.00
General Journal	12/31/2023	62	*		to writeoff prior accountant balances that are no...	Deferred Costs-Sales		17,400.00	0.00
Total Funds Held by Homestead							0.00	17,400.00	0.00
Hard Site and Gen Cond									4,190,450.17
General Journal	02/28/2023	36	*		57 Jane deferred cost allocations	Deferred Costs-Sales		232,802.79	3,957,647.38
General Journal	03/04/2023	37	*		to record expenses paid by infrastructure escro...	Infrastructure Escrow	41,779.95		3,999,427.33
General Journal	05/01/2023	39	*		ML Site Development	Hard Site and Gen Cond	60,223.58		4,059,650.91
General Journal	06/14/2023	40	*		\$375K infrastructure release payments	Hard Site and Gen Cond	12,308.44		4,071,959.35
General Journal	08/02/2023	42	*		-MULTIPLE-	Hard Site and Gen Cond	175,075.00		4,247,034.35
General Journal	09/08/2023	43	*		-MULTIPLE-	Hard Site and Gen Cond	22,522.50		4,269,556.85
General Journal	10/31/2023	44	*		adjustment from May costs to correct to actual p...	-SPLIT-		5,000.00	4,264,556.85
General Journal	10/31/2023	44	*		-MULTIPLE-	Hard Site and Gen Cond	37,291.49		4,301,848.34
General Journal	10/31/2023	45	*		-MULTIPLE-	Hard Site and Gen Cond	7,176.16		4,309,024.50
General Journal	12/31/2023	60	*		to adjust to ledger and TK schedule	Infrastructure Escrow		1,769.89	4,307,254.61
Total Hard Site and Gen Cond							356,377.12	239,572.68	4,307,254.61
Land									440,006.72
General Journal	02/28/2023	36	*		57 Jane deferred cost allocations	Deferred Costs-Sales		24,444.82	415,561.90
Total Land							0.00	24,444.82	415,561.90
Nat Grid Electric Deposit 6&7									87,611.64
Total Nat Grid Electric Deposit 6&7									87,611.64
Nat Grid Gas Deposit 6&7									75,050.92
Total Nat Grid Gas Deposit 6&7									75,050.92
Soft Costs									2,325,314.28
HOA Fees									284.61
General Journal	02/28/2023	36	*		57 Jane deferred cost allocations	Deferred Costs-Sales		15.81	268.80

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Type	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
Total HOA Fees							0.00	15.81	268.80
Interest Expense									279,853.26
General Journal	02/28/2023	36	*		57 Jane deferred cost allocations	Deferred Costs-Sales		15,547.40	264,305.86
General Journal	12/31/2023	55	*		to accrue saratoga funding unpaid interest	Accrued Interest-Saratoga ...	80,166.17		344,472.03
Total Interest Expense							80,166.17	15,547.40	344,472.03
Management Fees									18,270.77
General Journal	02/28/2023	36	*		57 Jane deferred cost allocations	Deferred Costs-Sales		1,015.04	17,255.73
Total Management Fees							0.00	1,015.04	17,255.73
Office Expense									14,220.91
General Journal	02/28/2023	36	*		57 Jane deferred cost allocations	Deferred Costs-Sales		790.05	13,430.86
Total Office Expense							0.00	790.05	13,430.86
Property Taxes									139,235.99
General Journal	02/28/2023	36	*		57 Jane deferred cost allocations	Deferred Costs-Sales		7,735.33	131,500.66
General Journal	12/31/2023	56	*		to adjust unpaid property taxes to schedule	Accrued Property Taxes-New	23,573.87		155,074.53
Total Property Taxes							23,573.87	7,735.33	155,074.53
Water & Sewer									3,549.02
General Journal	02/28/2023	36	*		57 Jane deferred cost allocations	Deferred Costs-Sales		197.17	3,351.85
Total Water & Sewer							0.00	197.17	3,351.85
Soft Costs - Other									1,869,899.72
General Journal	02/28/2023	36	*		57 Jane deferred cost allocations	Deferred Costs-Sales		103,883.32	1,766,016.40
Total Soft Costs - Other							0.00	103,883.32	1,766,016.40
Total Soft Costs							103,740.04	129,184.12	2,299,870.20
Step Basis Adjustment									102,459.00
Total Step Basis Adjustment									102,459.00
Accrued Expenses									-178,858.73
General Journal	12/31/2023	59	*		to reverse prior accountant accrued expenses	Deferred Construction Costs	178,858.73		0.00
Total Accrued Expenses							178,858.73	0.00	0.00
Accrued Expenses-New									-65,728.54
Check	02/07/2023	1670		Bredfeld & Associates		M&T Checking 3440	3,375.00		-62,353.54
Check	02/08/2023	1671		TPK Development		M&T Checking 3440	6,850.00		-55,503.54
Check	02/08/2023	1672		TPK Development		M&T Checking 3440	13,700.00		-41,803.54
Check	02/08/2023	1673		Sunshine Landscaping		M&T Checking 3440	1,900.00		-39,903.54
Check	02/08/2023	1674		Sunshine Landscaping	butterfly fence grading	M&T Checking 3440	950.00		-38,953.54
Check	02/20/2023	1677		Daigle Cleaning		M&T Checking 3440	920.00		-38,033.54
Check	03/07/2023	1678		TPK Development		M&T Checking 3440	13,700.00		-24,333.54
Check	03/10/2023	DM		National Grid		M&T Checking 3440	421.51		-23,912.03
Check	03/10/2023	DM		National Grid		M&T Checking 3440	604.18		-23,307.85
Check	03/10/2023	DM		National Grid		M&T Checking 3440	656.14		-22,651.71
Check	03/27/2023	DM		Twin Bridges Waste		M&T Checking 3440	1,083.60		-21,568.11
Check	04/02/2023	1686		TPK Development	Dec partial	M&T Checking 3440	6,850.00		-14,718.11
Check	04/10/2023	1687		TPK Development	Dec partial	M&T Checking 3440	5,000.00		-9,718.11
Check	12/14/2023	DM		Twin Bridges Waste		M&T Checking 3440	1,083.60		-8,634.51

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Type	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
Check	12/22/2023	1690		Unknown Payee		M&T Checking 3440	1,850.00		-6,784.51
General Journal	12/31/2023	47	*		to reverse prior year accruals to actual	-SPLIT-	6,784.51		0.00
General Journal	12/31/2023	54	*		to accrue unpaid mgmt fees and january 2024 6...	Management Fees		661,400.00	-661,400.00
Total Accrued Expenses-New							65,728.54	661,400.00	-661,400.00
Accrued Property Taxes-New									
General Journal	12/31/2023	56	*		to adjust unpaid property taxes to schedule	Property Taxes		23,573.87	-137,999.87
									-161,573.74
Total Accrued Property Taxes-New							0.00	23,573.87	-161,573.74
Due to Akker									
Total Due to Akker									0.00
Payroll Liabilities									
Total Payroll Liabilities									0.00
Accrued Interest-Saratoga Fund									
General Journal	12/31/2023	55	*		to accrue saratoga funding unpaid interest	Interest Expense		80,166.17	-170,384.55
									-250,550.72
Total Accrued Interest-Saratoga Fund							0.00	80,166.17	-250,550.72
Deposit-47 Jane Selections									
Total Deposit-47 Jane Selections									0.00
Due to GB LP- Exit Financing									
Deposit	12/04/2023	DEP		Goren Brothers LP	Deposit	M&T Checking 3440		300,000.00	0.00
									-300,000.00
Total Due to GB LP- Exit Financing							0.00	300,000.00	-300,000.00
Due to Goren Brothers									
Total Due to Goren Brothers									-3,300,000.00
Due to Goren Brothers LP									
General Journal	12/31/2023	57	*		to record letter of credit fees paid direct by GB LP	Letter of Credit Fees		16,047.08	-24,144.24
									-40,191.32
Total Due to Goren Brothers LP							0.00	16,047.08	-40,191.32
Due to Goren Cousins LLC									
Total Due to Goren Cousins LLC									-1,700,000.00
Due to Saratoga Funding									
Deposit	07/28/2023	DEP		Saratoga Funding LLC	Deposit	M&T Checking 3440		22,877.80	-2,456,873.59
									-2,479,751.39
Total Due to Saratoga Funding							0.00	22,877.80	-2,479,751.39
Due to Saratoga Funding LLC									
Total Due to Saratoga Funding LLC									0.00
Due to SV									
Total Due to SV									-563,667.00
Purchasers Deposits-Base Cont									
General Journal	02/03/2023	34	*		Sale of 57 Jane	Selling Expenses	43,800.00		-234,500.00
Check	02/09/2023	DM		Stepen M and Susan Dorsay	payment in satisfaction of 50k bonded deposit D...	M&T Checking 3440	30,000.00		-190,700.00
General Journal	02/09/2023	35	*		to record payback of Dorsay deposits 8 Katie	Purchasers Deposits-Base ...	79,600.00		-160,700.00
									-81,100.00
Total Purchasers Deposits-Base Cont							153,400.00	0.00	-81,100.00
Purchasers Deposits-Upgrades									
									-99,469.00

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Type	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
General Journal	12/31/2023	62	*		to writeoff prior accountant balances that are no...	Deferred Costs-Sales	99,469.00		0.00
Total Purchasers Deposits-Upgrades							99,469.00	0.00	0.00
Capital-GB									74,360.07
General Journal	01/01/2023	38	*		to reclass py income to capital accounts	Retained Earnings	104,344.64		178,704.71
Total Capital-GB							104,344.64	0.00	178,704.71
Capital-GSP									64,123.62
General Journal	01/01/2023	38	*		to reclass py income to capital accounts	Retained Earnings	31,303.39		95,427.01
Total Capital-GSP							31,303.39	0.00	95,427.01
Capital-HNB									-883,432.04
General Journal	01/01/2023	38	*		to reclass py income to capital accounts	Retained Earnings	31,303.39		-852,128.65
Total Capital-HNB							31,303.39	0.00	-852,128.65
Capital-SV									48,372.54
General Journal	01/01/2023	38	*		to reclass py income to capital accounts	Retained Earnings	31,303.39		79,675.93
Total Capital-SV							31,303.39	0.00	79,675.93
Capital-TPK									45,597.22
General Journal	01/01/2023	38	*		to reclass py income to capital accounts	Retained Earnings	10,434.47		56,031.69
Total Capital-TPK							10,434.47	0.00	56,031.69
Member 1 Draws									0.00
Total Member 1 Draws									0.00
Member 1 Equity									0.00
Total Member 1 Equity									0.00
Member 2 Draws									0.00
Total Member 2 Draws									0.00
Member 2 Equity									0.00
Total Member 2 Equity									0.00
Opening Balance Equity									0.00
Total Opening Balance Equity									0.00
Retained Earnings									208,689.28
General Journal	01/01/2023	38	*		to reclass py income to capital accounts	-SPLIT-		208,689.28	0.00
Total Retained Earnings							0.00	208,689.28	0.00
Construction Income									0.00
Total Construction Income									0.00
Sales-Basic									0.00
General Journal	02/03/2023	34	*		Sale of 57 Jane	Selling Expenses		431,476.96	-431,476.96
Deposit	02/06/2023	DEP		Mazzata & Vaganelis P.C.	sale of 57 Jane St	M&T Checking 3440		106,523.04	-538,000.00
Total Sales-Basic							0.00	538,000.00	-538,000.00
Sales-Upgrades									0.00

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Type	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
Total Sales-Upgrades									0.00
Blueprints and Reproduction									0.00
Total Blueprints and Reproduction									0.00
Bond Expense									0.00
Total Bond Expense									0.00
Commissions Paid									0.00
General Journal	06/14/2023	41	*		to record payments made to commissions per T...	Commissions Paid	43,800.00		43,800.00
General Journal	10/31/2023	46	*		to record as paid out to client per T.D. - note Ju...	Selling Commissions - Escr...	26,250.00		70,050.00
Total Commissions Paid							70,050.00	0.00	70,050.00
Construction Materials Costs									0.00
Total Construction Materials Costs									0.00
Deferred Costs-Sales									0.00
General Journal	02/28/2023	36	*		57 Jane deferred cost allocations	-SPLIT-	627,973.82		627,973.82
General Journal	12/31/2023	50	*		to adjust sale expenses to actual	57 Jane Street		1,500.00	626,473.82
General Journal	12/31/2023	62	*		to writeoff prior accountant balances that are no...	-SPLIT-		82,069.00	544,404.82
Total Deferred Costs-Sales							627,973.82	83,569.00	544,404.82
Equipment Rental for Jobs									0.00
Total Equipment Rental for Jobs									0.00
Other Construction Costs									0.00
General Journal	12/31/2023	51	*		to record release of appliance escrow 57 Jane	Range Hood Escrow 57 Jane	1,200.00		1,200.00
Total Other Construction Costs							1,200.00	0.00	1,200.00
Selling Expenses									0.00
General Journal	02/03/2023	34	*		Sale of 57 Jane	-SPLIT-		2,165.02	-2,165.02
General Journal	02/03/2023	34	*		Sale of 57 Jane	Selling Expenses	34,166.98		32,001.96
General Journal	12/31/2023	52	*		to adjust 47 Jane Mechanics lien to actual per s...	Mechanics Lien Escrow		6,950.50	25,051.46
Total Selling Expenses							34,166.98	9,115.52	25,051.46
Subcontractors Expense									0.00
Total Subcontractors Expense									0.00
Tools and Small Equipment									0.00
Total Tools and Small Equipment									0.00
Worker's Compensation Insurance									0.00
Total Worker's Compensation Insurance									0.00
Auto and Truck Expenses									0.00
Check	06/22/2023	DM		sunoco		M&T Checking 3440	75.00		75.00
Check	06/22/2023	DM		lpark		M&T Checking 3440	72.00		147.00
Total Auto and Truck Expenses							147.00	0.00	147.00
Bank Service Charges									0.00
Check	01/10/2023	DM		M&T Bank		M&T Checking 3440	38.17		38.17
Check	02/08/2023	DM		M&T Bank		M&T Checking 3440	39.93		78.10
Check	03/08/2023	DM		M&T Bank		M&T Checking 3440	45.67		123.77
Check	04/10/2023	DM		M&T Bank		M&T Checking 3440	43.90		167.67

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Type	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
Check	05/08/2023	DM		M&T Bank		M&T Checking 3440	41.44		209.11
Check	06/08/2023	DM		M&T Bank		M&T Checking 3440	39.98		249.09
Check	08/08/2023	DM		M&T Bank		M&T Checking 3440	57.95		307.04
Check	12/08/2023	DM		M&T Bank		M&T Checking 3440	40.00		347.04
Total Bank Service Charges							347.04	0.00	347.04
Bankruptcy Fees									0.00
Check	04/01/2023	1682		Commissions of Finance	LOC	M&T Checking 3440	400.00		400.00
Check	04/01/2023	1683		Commissions of Finance	LOC	M&T Checking 3440	400.00		800.00
Check	04/01/2023	1684		Commissions of Finance	LOC	M&T Checking 3440	400.00		1,200.00
Check	04/01/2023	1685		Commissions of Finance	LOC	M&T Checking 3440	400.00		1,600.00
Total Bankruptcy Fees							1,600.00	0.00	1,600.00
Business Licenses and Permits									0.00
Total Business Licenses and Permits									0.00
Common Area Expenses									0.00
Electricity									0.00
Total Electricity									0.00
Engineering									0.00
Total Engineering									0.00
Gas									0.00
Total Gas									0.00
Maintenance									0.00
Total Maintenance									0.00
Miscellaneous Allocable Expense									0.00
Check	03/07/2023	DM		ActionSeptic		M&T Checking 3440	428.00		428.00
Check	12/18/2023	DM		Twin Bridges Waste	dumpsters	M&T Checking 3440	647.35		1,075.35
General Journal	12/31/2023	47	*		to reverse prior year accruals to actual	Accrued Expenses-New		750.00	325.35
General Journal	12/31/2023	47	*		to reverse prior year accruals to actual	Accrued Expenses-New	0.07		325.42
Total Miscellaneous Allocable Expense							1,075.42	750.00	325.42
Site Lighting Utilities									0.00
Total Site Lighting Utilities									0.00
Snowplowing									0.00
Total Snowplowing									0.00
Common Area Expenses - Other									0.00
Total Common Area Expenses - Other									0.00
Total Common Area Expenses							1,075.42	750.00	325.42
Depreciation Expense									0.00
Total Depreciation Expense									0.00
Expenses of Sales									0.00
Total Expenses of Sales									0.00
Finance Cost									0.00
Total Finance Cost									0.00

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Type	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
General Conditions									0.00
Total General Conditions									0.00
Hard Costs Expense									0.00
Total Hard Costs Expense									0.00
Insurance Expense									0.00
Check	02/09/2023	1676		Tick & Co Inc.		M&T Checking 3440	3,862.00		3,862.00
Check	02/09/2023	1675		Tick & Co Inc.		M&T Checking 3440	14,674.12		18,536.12
Check	08/01/2023	1662		Tick & Co Inc.	7/23-12/23	M&T Checking 3440	22,877.80		41,413.92
General Journal	12/31/2023	61	*		to capitalize expenses to property costs	Deferred Construction Costs		33,131.36	8,282.56
Total Insurance Expense							41,413.92	33,131.36	8,282.56
Interest Expense									0.00
Total Interest Expense									0.00
Land Cost Expenses									0.00
Total Land Cost Expenses									0.00
Letter of Credit Fees									0.00
General Journal	12/31/2023	57	*		to record letter of credit fees paid direct by GB LP	Due to Goren Brothers LP	16,047.08		16,047.08
Total Letter of Credit Fees							16,047.08	0.00	16,047.08
Management Fees									0.00
Check	12/06/2023	1688		TPK Development		M&T Checking 3440	68,500.00		68,500.00
General Journal	12/31/2023	54	*		to accrue unpaid mgmt fees and january 2024 6...	-SPLIT-	95,900.00		164,400.00
General Journal	12/31/2023	61	*		to capitalize expenses to property costs	Deferred Construction Costs		131,520.00	32,880.00
Total Management Fees							164,400.00	131,520.00	32,880.00
Meals and Entertainment									0.00
Check	01/26/2023	DM		Pizza Time Ballston Spa		M&T Checking 3440	66.18		66.18
Check	05/17/2023	DM		Pizza Time Ballston Spa		M&T Checking 3440	73.22		139.40
Check	05/19/2023	DM		Stewarts		M&T Checking 3440	78.00		217.40
Check	06/01/2023	DM		cumberland farms		M&T Checking 3440	82.51		299.91
Check	06/26/2023	DM		Stewarts		M&T Checking 3440	90.75		390.66
Check	06/29/2023	DM		Lake George Old Log		M&T Checking 3440	48.39		439.05
Check	12/26/2023	DM		Cardonas Market		M&T Checking 3440	61.74		500.79
Total Meals and Entertainment							500.79	0.00	500.79
Model Home Expenses									0.00
Total Model Home Expenses									0.00
Office Supplies									0.00
Check	01/13/2023	DM		Staples		M&T Checking 3440	42.10		42.10
Check	05/02/2023	DM		In Divers Enterprises		M&T Checking 3440	481.50		523.60
Check	05/25/2023	DM		Allerdice Hardware		M&T Checking 3440	33.15		556.75
Check	06/05/2023	DM		Staples		M&T Checking 3440	1.20		557.95
Check	06/05/2023	DM		Staples		M&T Checking 3440	2.40		560.35
Check	06/23/2023	1661		Genetre Computers		M&T Checking 3440	550.80		1,111.15
Deposit	08/10/2023	DEP		Misc Cash Deposit	misc deposit to cover negative account	M&T Checking 3440		50.00	1,061.15
General Journal	12/31/2023	47	*		to reverse prior year accruals to actual	Accrued Expenses-New		650.00	411.15
Total Office Supplies							1,111.15	700.00	411.15
Payroll Expenses									0.00

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Type	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
Total Payroll Expenses									0.00
Postage									0.00
Check	02/06/2023	DM		USPS		M&T Checking 3440	177.00		177.00
Check	05/01/2023	DM		FedEx		M&T Checking 3440	21.84		198.84
Check	05/19/2023	DM		FedEx		M&T Checking 3440	31.57		230.41
Check	12/08/2023	DM		USPS		M&T Checking 3440	79.70		310.11
Total Postage							310.11	0.00	310.11
Professional Fees									0.00
Check	02/07/2023	1670		Bredfeld & Associates		M&T Checking 3440	1,625.00		1,625.00
Check	12/15/2023	1689		Bredfeld & Associates		M&T Checking 3440	13,750.00		15,375.00
General Journal	12/31/2023	54	*		to accrue unpaid mgmt fees and january 2024 6...	Management Fees	273,611.84		288,986.84
Total Professional Fees							288,986.84	0.00	288,986.84
Rent Expense									0.00
Total Rent Expense									0.00
Repairs and Maintenance									0.00
Total Repairs and Maintenance									0.00
Site Costs Expense									0.00
Check	01/09/2023	DM		Allerdice Hardware		M&T Checking 3440	10.86		10.86
Total Site Costs Expense							10.86	0.00	10.86
Soft Cost Expense									0.00
Total Soft Cost Expense									0.00
State Income Tax									0.00
Check	03/01/2023	DM		NYS PIT Tax Pmt		M&T Checking 3440	500.00		500.00
Total State Income Tax							500.00	0.00	500.00
Telephone Expense									0.00
Total Telephone Expense									0.00
Utilities									0.00
Total Utilities									0.00
Warranty Expenses									0.00
Total Warranty Expenses									0.00
Discharge of Indebtedness Inc.									0.00
General Journal	02/09/2023	35	*		to record payback of Dorsay deposits 8 Katie	Purchasers Deposits-Base ...		20,000.00	-20,000.00
Total Discharge of Indebtedness Inc.							0.00	20,000.00	-20,000.00
Interest Income									0.00
Total Interest Income									0.00
Unassigned Activity									0.00
Total Unassigned Activity									0.00
No acctnt									0.00
Total no acctnt									0.00

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Type	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
TOTAL							3,732,101.95	3,732,101.95	0.00